



Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

NOTICE OF APPLICATION
QUASI-JUDICIAL REZONING / SEPA NOTIFICATION
ZONR2026-00020 SE 1st ST REZONE

Date of Complete Application: 01/15/2026
Date of Completeness Determination: 02/12/2026
Date of Notice: 02/26/2026

PROJECT DESCRIPTION: The owners of four parcels—124070-0015, 124070-0016, 124070-0017, and 124070-0018 —near SE 1st ST in Sammamish, Washington, are requesting a zoning change from the City of Sammamish. Their properties, totaling about 9.3 acres, are currently zoned R-1 (residential, maximum 1 dwelling unit per acre). They propose to rezone to R-4 (residential, maximum 4 dwelling units per acre) to match nearby properties. The application is classified as a Type 3 Land Use Decision and is subject to review and approval by the Hearing Examiner, as it involves a proposed change to the City of Sammamish’s official zoning map. Rezoning does not include any approvals for development or any other physical changes to the properties.

Link to Online Application Documents: https://spaces.hightail.com/space/Gmpqamr0ml

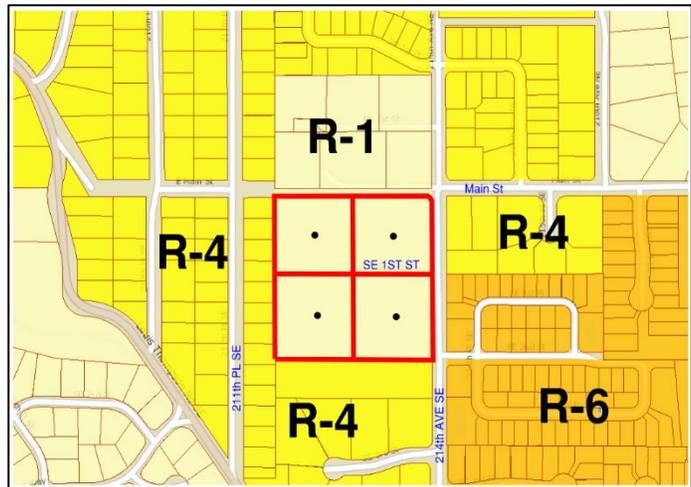
Project Location:

- 27 214th AVE SE, Sammamish, WA 98074
21302 SE 1st ST, Sammamish, WA 98074
21301 SE 1st ST, Sammamish, WA 98074
21319 SE 1st ST, Sammamish, WA 98074

Parcel Number’s: 124070-0015, 124070-0016, 124070-0017, and 124070-0018

Property Owner’s Representative: Samuel Rodabough
(P) 425-395-4621, (E) sam@rodaboughlaw.com

Public Comment Period: 02/26/2026 – 03/19/2026
City Project Manager: Jasvir Singh
(P) 425-295-0506, (E) JSingh@sammamish.us



During the public comment period, comments may be sent to the City Project Manager in writing or via email. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at Sammamish City Hall during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.: City of Sammamish City Hall, Permit Center, 801 228th Avenue SE, Sammamish, Washington 98075. Note: Mediation of disputes is available pursuant to SMC 21.09.040. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.

Existing Environmental Documents Available for Review: SEPA Checklist

State Environmental Policy Act (SEPA) Review: Based on the submitted application, and available information, the City anticipates issuing a Determination of Non-Significance (DNS) for this proposal and the Optional DNS process as specified in WAC 197-11-340 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.